

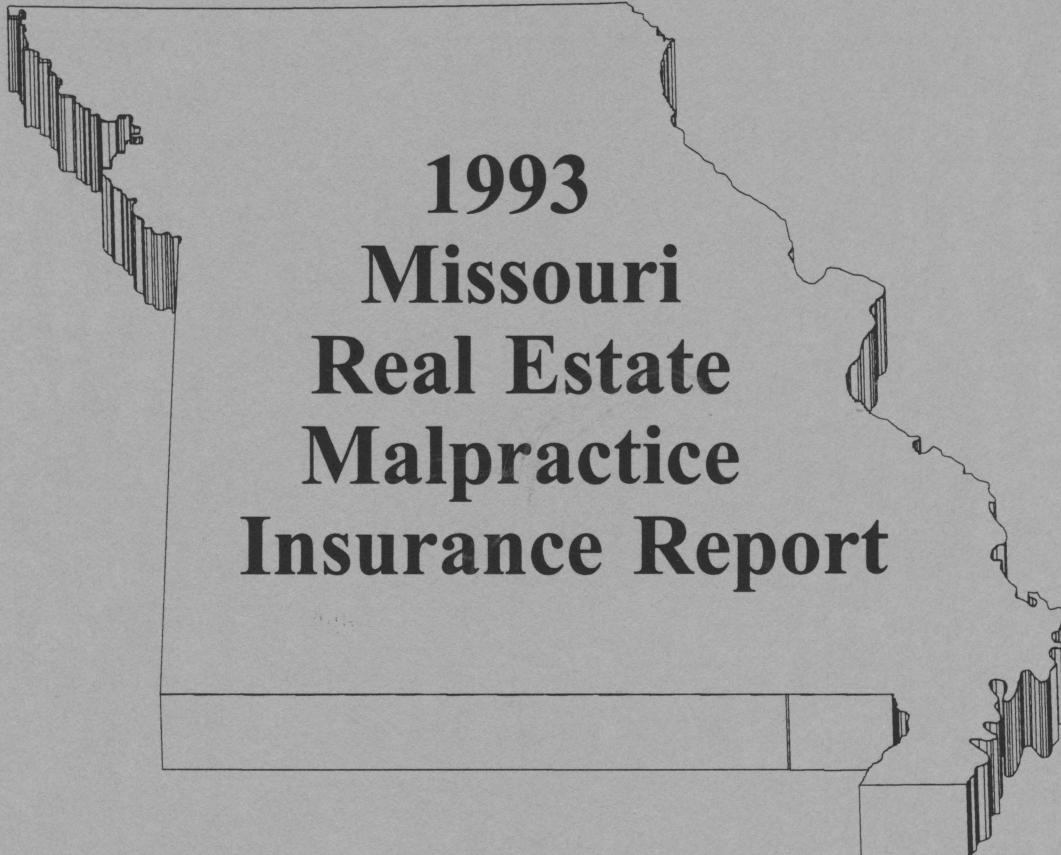
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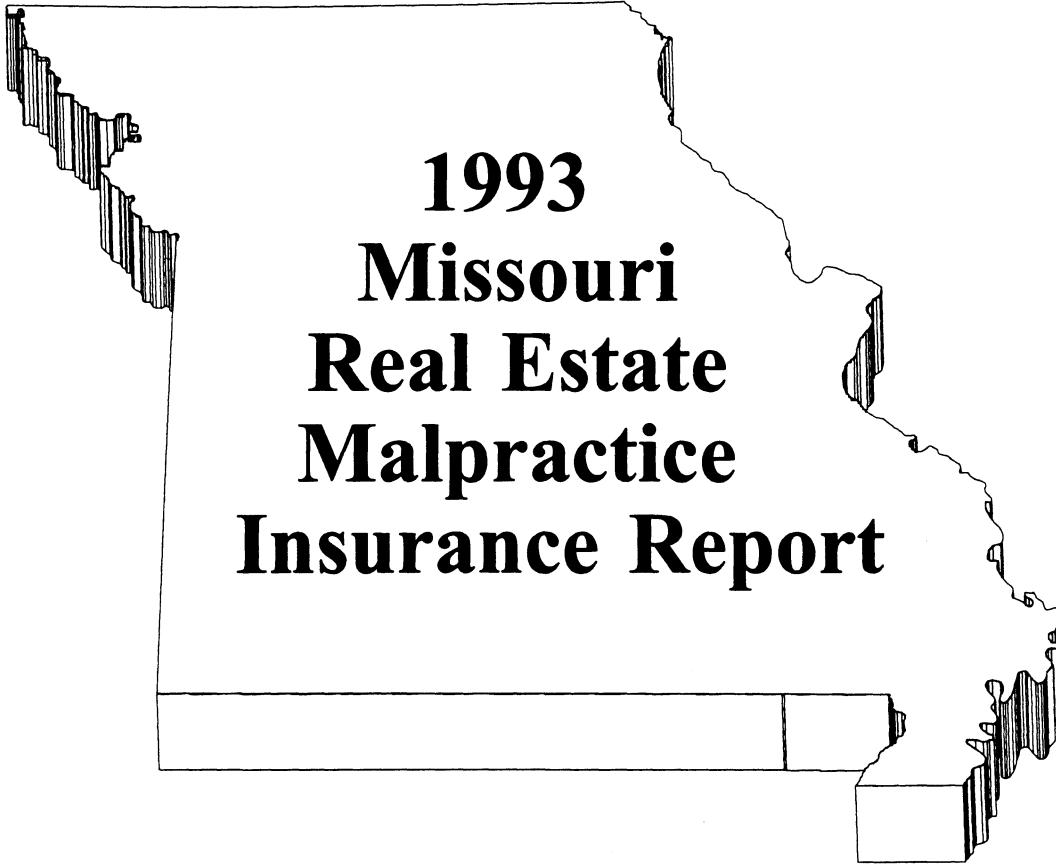
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**1993
Missouri
Real Estate
Malpractice
Insurance Report**

Missouri Department of Insurance
Statistics Section
November 1994



1993
**Missouri
Real Estate
Malpractice
Insurance Report**

Missouri Department of Insurance
Statistics Section
November 1994

REAL ESTATE MALPRACTICE INSURANCE REPORT

EXECUTIVE SUMMARY

This report is a summary of Missouri Real Estate Malpractice data for the years 1986 - 1993. The charts, graphs and tables in the first seven sections of this report, which contain closed claim information, were constructed from data collected by the Missouri Department of Insurance as required by Section 383.060 RSMo. Premium and loss data obtained from the Missouri Page 14 Supplement are presented in the final section.

In 1993 there were 27 paid claims closed with an average paid amount of \$15,962.00. The average paid amount increased 109% from 1992. This was the highest increase since 1991 of 74%.

Between the years 1986 - 1993, 434 real estate malpractice claims were closed in Missouri. Of all claims closed, 139 (32%) were closed with payment and 295 (68%) claims were closed without payment.

In 1993 the average loss adjustment expense for all claims closed with payment was \$8,068 while the expenses for all claims closed without payment averaged only \$2,261. For the 9 year period the highest average loss adjustment expense for claims closed with payment occurred in 1993.

In Sections II - VII, indemnities paid on closed claims have been categorized by various claim characteristics. The number of closed claims, average paid claim and total amount paid are included in each of these 6 sections. The categories used for the indemnity analysis are:

- Area of real estate in which the claims were filed.

- Major activity in which the agent was engaged at the time the alleged error or omission occurred.
- Alleged error or omission which was the most significant reason for making the claim.
- The legal disposition of the claim at the closing date.
- The number of years the insured had been in practice at the time of the alleged error or omission.
- The relationship of the insured to the claimant.

Only 14 companies have reported real estate malpractice insurance business in Missouri during the year 1993, which is an increase from 1992 of 50%. The two top writers of real estate malpractice insurance in Missouri maintain 70% of the market for this line of business. Continental Casualty Company commands 36% and The Home Insurance Company commands 35% of the market. In 1993 the loss ratio for real estate malpractice insurance in Missouri was 39% compared to 169% in 1992.

Copies of this report will be made available in braille, large print or on audio cassette upon request.

Any questions regarding this report should be addressed to the Statistics Section, Missouri Department of Insurance, P.O. Box 690, Jefferson City, Missouri 65102-0690.

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**EIGHT YEAR
SUMMARY
(1986 - 1993)**

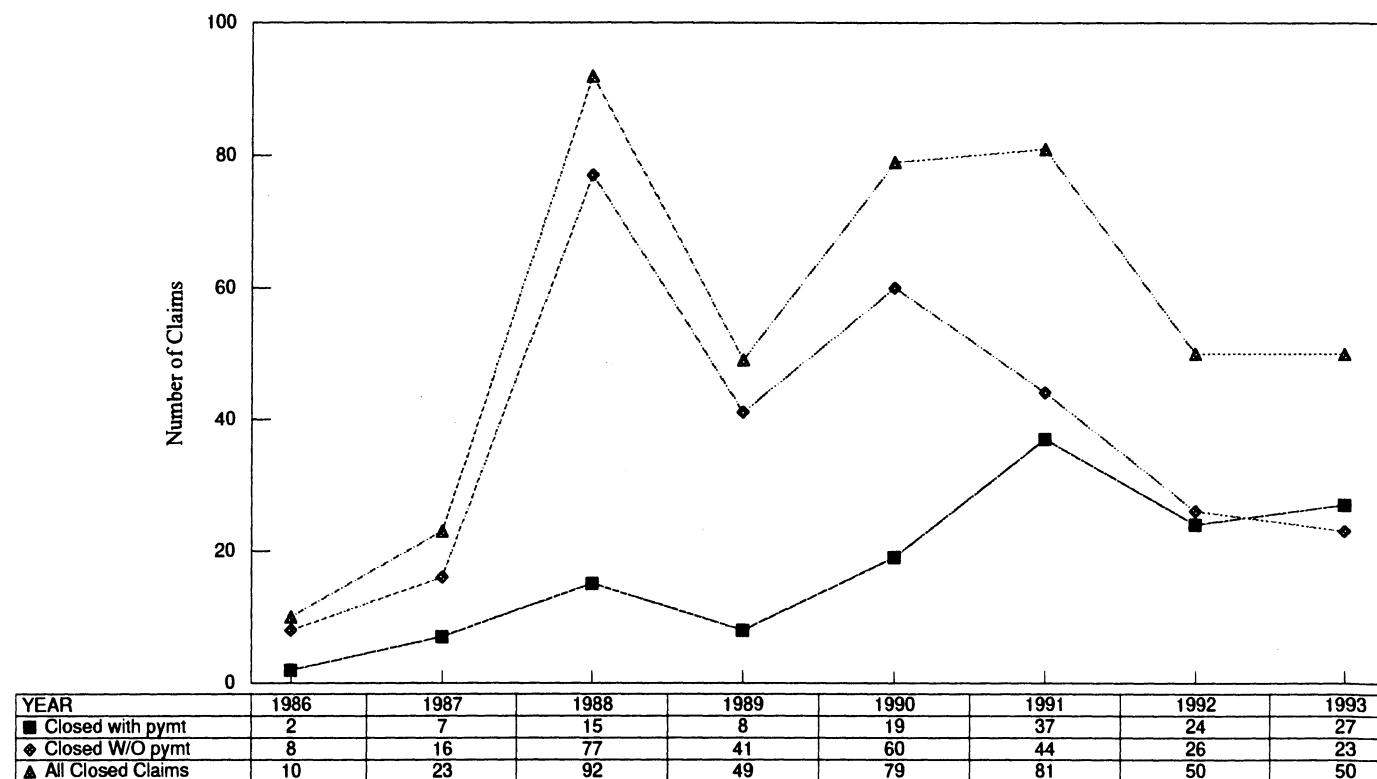
**MISSOURI DEPARTMENT OF INSURANCE
REAL ESTATE MALPRACTICE EXPERIENCE
EIGHT YEAR SUMMARY
(1986-1993)**

Closed Claims	Number of Claims	Percent of Claims	INDEMNITY PAID		Total Claims Paid	LOSS EXPENSES		% of Total Paid
			Total Claims Paid	Average Claim Paid		Total Claims Paid	Average Claim Paid	
All Closed Claims	434	100.00%	1,092,553	2,517	1,011,599	2,331	100.00%	
Closed with Payment	139	32.03%	1,092,553	7,860	735,506	5,291	72.70%	
Closed without Payment	295	67.97%	0	0	276,093	936	27.30%	

MISSOURI REAL ESTATE MALPRACTICE INSURANCE

CLOSED CLAIMS

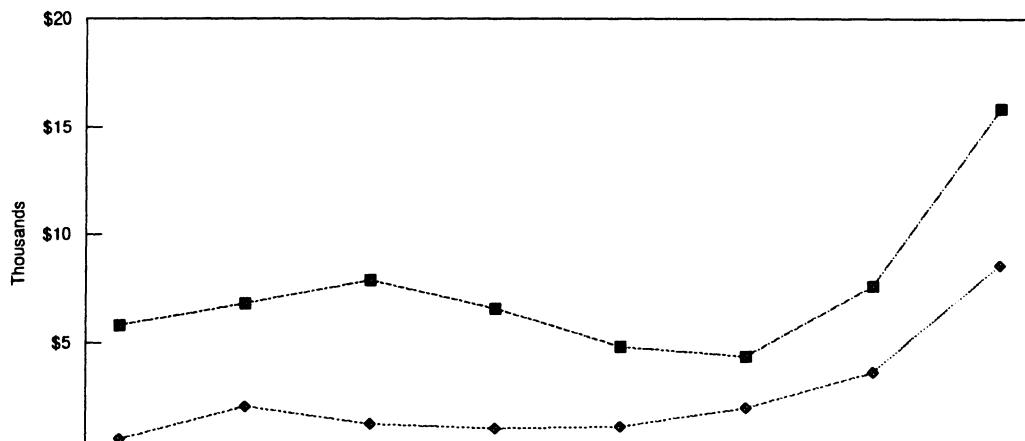
1986 - 1993



MISSOURI REAL ESTATE MALPRACTICE INSURANCE

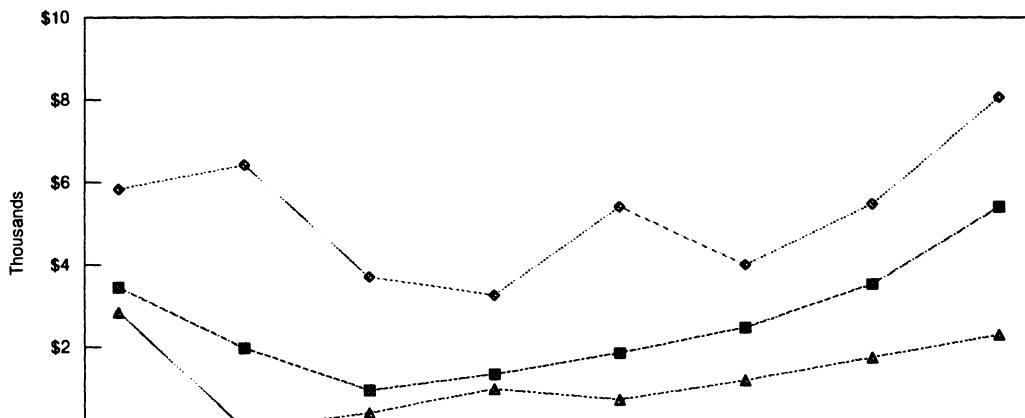
AVERAGE PAID CLAIM

1986 - 1993



AVERAGE PAID LOSS ADJUSTMENT EXPENSE

1986 - 1993



**INDEMNITY ANALYSIS
BY
AREA OF REAL ESTATE**

MISSOURI DEPARTMENT OF INSURANCE
 REAL ESTATE MALPRACTICE INSURANCE
 INDEMNITY ANALYSIS
 FOR YEARS 1986-1993

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	% OF CLAIMS	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	AVERAGE PAID PER CLAIM
AREA OF REAL ESTATE						
NOT SPECIFIED	217	50.0	1,229	266,620	24.4	1,231
AS AGENT TO PROCURE PURCHASE OF PROPERTY	149	34.3	4,767	710,300	65.0	3,734
AS AGENT TO PROCURE PROPERTY TO PURCHASE	65	15.0	1,734	112,709	10.3	2,580
OTHER	3	0.7	975	2,924	0.3	6,802
TOTAL	434	100.0	2,517	1,092,553	100.0	2,331

MISSOURI DEPARTMENT OF INSURANCE
REAL ESTATE MALPRACTICE INSURANCE
INDEMNITY ANALYSIS

CLAIMS CLOSED IN 1993

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	% OF CLAIMS	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	
AREA OF REAL ESTATE						
AS AGENT TO PROCURE PURCHASE OF PROPERTY	41	82.0	10,048	411,976	95.6	5,823
AS AGENT TO PROCURE PROPERTY TO PURCHASE	9	18.0	2,111	19,000	4.4	3,455
TOTAL	50	100.0	8,620	430,976	100.0	5,397

CLAIMS CLOSED IN 1992

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	% OF CLAIMS	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	
AREA OF REAL ESTATE						
NOT SPECIFIED	26	52.0	3,084	80,179	43.7	2,273
AS AGENT TO PROCURE PURCHASE OF PROPERTY	19	38.0	4,771	90,649	49.4	4,714
AS AGENT TO PROCURE PROPERTY TO PURCHASE	4	8.0	3,142	12,569	6.9	4,891
OTHER	1	2.0	0	0	0.0	7,101
TOTAL	50	100.0	3,668	183,397	100.0	3,507

MISSOURI DEPARTMENT OF INSURANCE
 REAL ESTATE MALPRACTICE INSURANCE
 INDEMNITY ANALYSIS

CLAIMS CLOSED IN 1991

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	% OF CLAIMS	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	
AREA OF REAL ESTATE						
NOT SPECIFIED	48	59.3	1,706	81,891	50.4	1,706
AS AGENT TO PROCURE PURCHASE OF PROPERTY	22	27.2	2,671	58,772	36.2	3,945
AS AGENT TO PROCURE PROPERTY TO PURCHASE	11	13.6	1,977	21,750	13.4	2,618
TOTAL	81	100.0	2,005	162,413	100.0	2,438

CLAIMS CLOSED IN 1990

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	% OF CLAIMS	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	
AREA OF REAL ESTATE						
NOT SPECIFIED	31	39.2	1,702	52,747	57.4	2,193
AS AGENT TO PROCURE PURCHASE OF PROPERTY	21	26.6	172	3,606	3.9	1,082
AS AGENT TO PROCURE PROPERTY TO PURCHASE	27	34.2	1,314	35,477	38.6	1,917
TOTAL	79	100.0	1,162	91,830	100.0	1,803

MISSOURI DEPARTMENT OF INSURANCE
REAL ESTATE MALPRACTICE INSURANCE
INDEMNITY ANALYSIS

CLAIMS CLOSED IN 1989

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	% OF CLAIMS	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	
AREA OF REAL ESTATE						
NOT SPECIFIED	25	51.0	1,110	27,760	52.9	1,395
AS AGENT TO PROCURE PURCHASE OF PROPERTY	18	36.7	955	17,196	32.8	1,333
AS AGENT TO PROCURE PROPERTY TO PURCHASE	5	10.2	1,500	7,500	14.3	810
OTHER	1	2.0	0	0	0.0	1,080
TOTAL	49	100.0	1,071	52,456	100.0	1,306

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CLAIMS CLOSED IN 1988

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	% OF CLAIMS	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	
AREA OF REAL ESTATE						
NOT SPECIFIED	71	77.2	339	24,043	20.4	328
AS AGENT TO PROCURE PURCHASE OF PROPERTY	14	15.2	6,186	86,600	73.3	2,253
AS AGENT TO PROCURE PROPERTY TO PURCHASE	6	6.5	750	4,500	3.8	2,682
OTHER	1	1.1	2,924	2,924	2.5	12,225
TOTAL	92	100.0	1,283	118,067	100.0	904

MISSOURI DEPARTMENT OF INSURANCE
REAL ESTATE MALPRACTICE INSURANCE
INDEMNITY ANALYSIS

CLAIMS CLOSED IN 1987

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	% OF CLAIMS	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	
AREA OF REAL ESTATE						
NOT SPECIFIED	15	65.2	0	0	0.0	0
AS AGENT TO PROCURE PURCHASE OF PROPERTY	6	26.1	5,950	35,698	75.0	6,213
AS AGENT TO PROCURE PROPERTY TO PURCHASE	2	8.7	5,957	11,913	25.0	3,842
TOTAL	23	100.0	2,070	47,611	100.0	1,955

CLAIMS CLOSED IN 1986

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	% OF CLAIMS	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	
AREA OF REAL ESTATE						
NOT SPECIFIED	1	10.0	0	0	0.0	0
AS AGENT TO PROCURE PURCHASE OF PROPERTY	8	80.0	725	5,803	100.0	3,209
AS AGENT TO PROCURE PROPERTY TO PURCHASE	1	10.0	0	0	0.0	8,676
TOTAL	10	100.0	580	5,803	100.0	3,435

**INDEMNITY ANALYSIS
BY
MAJOR ACTIVITY**

MISSOURI DEPARTMENT OF INSURANCE
 REAL ESTATE MALPRACTICE INSURANCE
 INDEMNITY ANALYSIS
 FOR YEARS 1986-1993

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	% OF CLAIMS	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	AVERAGE PAID PER CLAIM
MAJOR ACTIVITY CODE						
NOT SPECIFIED	217	50.0	1,229	266,620	24.4	1,231
LISTING THE PROPERTY FOR SALE	93	21.4	4,648	432,223	39.6	3,262
SHOWING PROPERTY	98	22.6	3,456	338,727	31.0	3,022
CLOSING AND TRANSFERRING TITLE	26	6.0	2,115	54,983	5.0	5,574
TOTAL	434	100.0	2,517	1,092,553	100.0	2,331

MISSOURI DEPARTMENT OF INSURANCE
 REAL ESTATE MALPRACTICE INSURANCE
 INDEMNITY ANALYSIS

CLAIMS CLOSED IN 1993

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	% OF CLAIMS	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	
MAJOR ACTIVITY CODE						
LISTING THE PROPERTY FOR SALE	23	46.0	12,215	280,943	65.2	4,938
SHOWING PROPERTY	19	38.0	6,879	130,700	30.3	4,721
CLOSING AND TRANSFERRING TITLE	8	16.0	2,417	19,333	4.5	8,320
TOTAL	50	100.0	8,620	430,976	100.0	5,397

CLAIMS CLOSED IN 1992

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	% OF CLAIMS	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	
MAJOR ACTIVITY CODE						
NOT SPECIFIED	26	52.0	3,084	80,179	43.7	2,273
LISTING THE PROPERTY FOR SALE	17	34.0	4,759	80,899	44.1	4,639
SHOWING PROPERTY	3	6.0	3,023	9,069	4.9	5,846
CLOSING AND TRANSFERRING TITLE	4	8.0	3,313	13,250	7.2	4,958
TOTAL	50	100.0	3,668	183,397	100.0	3,507

MISSOURI DEPARTMENT OF INSURANCE
 REAL ESTATE MALPRACTICE INSURANCE
 INDEMNITY ANALYSIS

CLAIMS CLOSED IN 1991

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	% OF CLAIMS	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	
MAJOR ACTIVITY CODE						
NOT SPECIFIED	48	59.3	1,706	81,891	50.4	1,706
LISTING THE PROPERTY FOR SALE	13	16.0	3,153	40,992	25.2	4,290
SHOWING PROPERTY	16	19.8	2,471	39,530	24.3	2,677
CLOSING AND TRANSFERRING TITLE	4	4.9	0	0	0.0	4,247
TOTAL	81	100.0	2,005	162,413	100.0	2,438

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 CLAIMS CLOSED IN 1990

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	% OF CLAIMS	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	
MAJOR ACTIVITY CODE						
NOT SPECIFIED	31	39.2	1,702	52,747	57.4	2,193
LISTING THE PROPERTY FOR SALE	19	24.1	440	8,356	9.1	906
SHOWING PROPERTY	28	35.4	1,097	30,727	33.5	1,783
CLOSING AND TRANSFERRING TITLE	1	1.3	0	0	0.0	7,345
TOTAL	79	100.0	1,162	91,830	100.0	1,803

MISSOURI DEPARTMENT OF INSURANCE
REAL ESTATE MALPRACTICE INSURANCE
INDEMNITY ANALYSIS

CLAIMS CLOSED IN 1989

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	% OF CLAIMS	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	
MAJOR ACTIVITY CODE						
NOT SPECIFIED	25	51.0	1,110	27,760	52.9	1,395
LISTING THE PROPERTY FOR SALE	10	20.4	1,270	12,696	24.2	525
SHOWING PROPERTY	12	24.5	833	10,000	19.1	758
CLOSING AND TRANSFERRING TITLE	2	4.1	1,000	2,000	3.8	7,391
TOTAL	49	100.0	1,071	52,456	100.0	1,306

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CLAIMS CLOSED IN 1988

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	% OF CLAIMS	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	
MAJOR ACTIVITY CODE						
NOT SPECIFIED	71	77.2	339	24,043	20.4	328
LISTING THE PROPERTY FOR SALE	9	9.8	436	3,924	3.3	3,273
SHOWING PROPERTY	9	9.8	9,678	87,100	73.8	2,316
CLOSING AND TRANSFERRING TITLE	3	3.3	1,000	3,000	2.5	3,187
TOTAL	92	100.0	1,283	118,067	100.0	904

MISSOURI DEPARTMENT OF INSURANCE
 REAL ESTATE MALPRACTICE INSURANCE
 INDEMNITY ANALYSIS

CLAIMS CLOSED IN 1987

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	% OF CLAIMS	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	
MAJOR ACTIVITY CODE						
NOT SPECIFIED	15	65.2	0	0	0.0	0
LISTING THE PROPERTY FOR SALE	1	4.3	4,413	4,413	9.3	3,237
SHOWING PROPERTY	5	21.7	5,160	25,798	54.2	6,375
CLOSING AND TRANSFERRING TITLE	2	8.7	8,700	17,400	36.5	4,926
TOTAL	23	100.0	2,070	47,611	100.0	1,955

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CLAIMS CLOSED IN 1986

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	% OF CLAIMS	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	
MAJOR ACTIVITY CODE						
NOT SPECIFIED	1	10.0	0	0	0.0	0
LISTING THE PROPERTY FOR SALE	1	10.0	0	0	0.0	0
SHOWING PROPERTY	6	60.0	967	5,803	100.0	5,724
CLOSING AND TRANSFERRING TITLE	2	20.0	0	0	0.0	0
TOTAL	10	100.0	580	5,803	100.0	3,435

**INDEMNITY ANALYSIS
BY
ALLEGED ERROR OR OMISSION**

MISSOURI DEPARTMENT OF INSURANCE
 REAL ESTATE MALPRACTICE INSURANCE
 INDEMNITY ANALYSIS
 FOR YEARS 1986-1993

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	% OF CLAIMS	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	AVERAGE PAID PER CLAIM
ALLEGED ERROR OR OMISSION						
NOT SPECIFIED	218	50.2	1,257	274,120	25.1	1,246
FAILURE TO DISCLOSE MATERIAL FACT ABOUT THE PROPERTY	169	38.9	4,011	677,934	62.1	3,288
FAILURE TO CORRECTLY COMPLETE FORMS TO TRANSFER OWNERSHIP	15	3.5	2,480	37,199	3.4	4,248
OTHER	32	7.4	3,228	103,300	9.5	3,768
TOTAL	434	100.0	2,517	1,092,553	100.0	2,331

MISSOURI DEPARTMENT OF INSURANCE
REAL ESTATE MALPRACTICE INSURANCE
INDEMNITY ANALYSIS

CLAIMS CLOSED IN 1993

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	% OF CLAIMS	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	
ALLEGED ERROR OR OMISSION						
FAILURE TO DISCLOSE MATERIAL FACT ABOUT THE PROPERTY	36	72.0	9,287	334,343	77.6	5,253
FAILURE TO CORRECTLY COMPLETE FORMS TO TRANSFER OWNERSHIP	4	8.0	2,458	9,833	2.3	6,077
OTHER	10	20.0	8,680	86,800	20.1	5,643
TOTAL	50	100.0	8,620	430,976	100.0	5,397

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CLAIMS CLOSED IN 1992

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	% OF CLAIMS	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	
ALLEGED ERROR OR OMISSION						
NOT SPECIFIED	26	52.0	3,084	80,179	43.7	2,273
FAILURE TO DISCLOSE MATERIAL FACT ABOUT THE PROPERTY	17	34.0	5,630	95,718	52.2	5,446
FAILURE TO CORRECTLY COMPLETE FORMS TO TRANSFER OWNERSHIP	3	6.0	0	0	0.0	712
OTHER	4	8.0	1,875	7,500	4.1	5,378
TOTAL	50	100.0	3,668	183,397	100.0	3,507

MISSOURI DEPARTMENT OF INSURANCE
 REAL ESTATE MALPRACTICE INSURANCE
 INDEMNITY ANALYSIS

CLAIMS CLOSED IN 1991

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	% OF CLAIMS	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	
ALLEGED ERROR OR OMISSION						
NOT SPECIFIED	48	59.3	1,706	81,891	50.4	1,706
FAILURE TO DISCLOSE MATERIAL FACT ABOUT THE PROPERTY	27	33.3	2,843	76,772	47.3	2,947
FAILURE TO CORRECTLY COMPLETE FORMS TO TRANSFER OWNERSHIP	2	2.5	1,250	2,500	1.5	9,719
OTHER	4	4.9	313	1,250	0.8	4,148
TOTAL	81	100.0	2,005	162,413	100.0	2,438

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CLAIMS CLOSED IN 1990

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	% OF CLAIMS	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	
ALLEGED ERROR OR OMISSION						
NOT SPECIFIED	31	39.2	1,702	52,747	57.4	2,193
FAILURE TO DISCLOSE MATERIAL FACT ABOUT THE PROPERTY	45	57.0	869	39,083	42.6	1,535
OTHER	3	3.8	0	0	0.0	1,795
TOTAL	79	100.0	1,162	91,830	100.0	1,803

MISSOURI DEPARTMENT OF INSURANCE
REAL ESTATE MALPRACTICE INSURANCE
INDEMNITY ANALYSIS

CLAIMS CLOSED IN 1989

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	% OF CLAIMS	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	
ALLEGED ERROR OR OMISSION						
NOT SPECIFIED	25	51.0	1,110	27,760	52.9	1,395
FAILURE TO DISCLOSE MATERIAL FACT ABOUT THE PROPERTY	22	44.9	1,123	24,696	47.1	1,275
OTHER	2	4.1	0	0	0.0	540
TOTAL	49	100.0	1,071	52,456	100.0	1,306

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CLAIMS CLOSED IN 1988

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	% OF CLAIMS	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	
ALLEGED ERROR OR OMISSION						
NOT SPECIFIED	71	77.2	339	24,043	20.4	328
FAILURE TO DISCLOSE MATERIAL FACT ABOUT THE PROPERTY	16	17.4	5,877	94,024	79.6	3,741
FAILURE TO CORRECTLY COMPLETE FORMS TO TRANSFER OWNERSHIP	2	2.2	0	0	0.0	0
OTHER	3	3.3	0	0	0.0	0
TOTAL	92	100.0	1,283	118,067	100.0	904

MISSOURI DEPARTMENT OF INSURANCE
REAL ESTATE MALPRACTICE INSURANCE
INDEMNITY ANALYSIS

CLAIMS CLOSED IN 1987

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	% OF CLAIMS	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	
ALLEGED ERROR OR OMISSION						
NOT SPECIFIED	16	69.6	469	7,500	15.8	278
FAILURE TO DISCLOSE MATERIAL FACT ABOUT THE PROPERTY	2	8.7	6,649	13,298	27.9	8,799
FAILURE TO CORRECTLY COMPLETE FORMS TO TRANSFER OWNERSHIP	2	8.7	10,407	20,813	43.7	6,544
OTHER	3	13.0	2,000	6,000	12.6	3,277
TOTAL	23	100.0	2,070	47,611	100.0	1,955

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CLAIMS CLOSED IN 1986

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	% OF CLAIMS	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	
ALLEGED ERROR OR OMISSION						
NOT SPECIFIED	1	10.0	0	0	0.0	0
FAILURE TO DISCLOSE MATERIAL FACT ABOUT THE PROPERTY	4	40.0	0	0	0.0	4,959
FAILURE TO CORRECTLY COMPLETE FORMS TO TRANSFER OWNERSHIP	2	20.0	2,027	4,053	69.8	2,372
OTHER	3	30.0	583	1,750	30.2	3,255
TOTAL	10	100.0	580	5,803	100.0	3,435

**INDEMNITY ANALYSIS
BY
CLAIM DISPOSITION**

MISSOURI DEPARTMENT OF INSURANCE
 REAL ESTATE MALPRACTICE INSURANCE
 INDEMNITY ANALYSIS
 FOR YEARS 1986-1993

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	% OF CLAIMS	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	AVERAGE PAID PER CLAIM
CLAIM DISPOSITION						
NOT SPECIFIED	272	62.7	1,380	375,449	34.4	1,403
BEFORE FILING SUIT OR DEMANDING HEARING	29	6.7	612	17,744	1.6	1,066
BEFORE TRIAL OR HEARING	89	20.5	7,841	697,860	63.9	5,639
DURING TRIAL OR HEARING	4	0.9	375	1,500	0.1	5,612
AFTER JUDGMENT, BEFORE APPEAL	12	2.8	0	0	0.0	4,550
CLAIM OR SUIT ABANDONED	28	6.5	0	0	0.0	719
TOTAL	434	100.0	2,517	1,092,553	100.0	2,331

MISSOURI DEPARTMENT OF INSURANCE
REAL ESTATE MALPRACTICE INSURANCE
INDEMNITY ANALYSIS

CLAIMS CLOSED IN 1993

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	% OF CLAIMS	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	
CLAIM DISPOSITION						
BEFORE FILING SUIT OR DEMANDING HEARING	7	14.0	1,357	9,500	2.2	1,618
BEFORE TRIAL OR HEARING	33	66.0	12,772	421,476	97.8	6,765
DURING TRIAL OR HEARING	1	2.0	0	0	0.0	15,065
AFTER JUDGMENT, BEFORE APPEAL	2	4.0	0	0	0.0	4,126
CLAIM OR SUIT ABANDONED	7	14.0	0	0	0.0	1,710
TOTAL	50	100.0	8,620	430,976	100.0	5,397

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CLAIMS CLOSED IN 1992

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	% OF CLAIMS	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	
CLAIM DISPOSITION						
NOT SPECIFIED	33	66.0	3,882	128,095	69.8	3,348
BEFORE FILING SUIT OR DEMANDING HEARING	1	2.0	0	0	0.0	0
BEFORE TRIAL OR HEARING	11	22.0	5,027	55,302	30.2	4,748
DURING TRIAL OR HEARING	1	2.0	0	0	0.0	0
AFTER JUDGMENT, BEFORE APPEAL	1	2.0	0	0	0.0	7,101
CLAIM OR SUIT ABANDONED	3	6.0	0	0	0.0	1,840
TOTAL	50	100.0	3,668	183,397	100.0	3,507

MISSOURI DEPARTMENT OF INSURANCE
REAL ESTATE MALPRACTICE INSURANCE
INDEMNITY ANALYSIS

CLAIMS CLOSED IN 1991

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	% OF CLAIMS	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	
CLAIM DISPOSITION						
NOT SPECIFIED	63	77.8	1,841	115,971	71.4	1,957
BEFORE FILING SUIT OR DEMANDING HEARING	1	1.2	0	0	0.0	0
BEFORE TRIAL OR HEARING	15	18.5	3,096	46,442	28.6	4,937
CLAIM OR SUIT ABANDONED	2	2.5	0	0	0.0	68
TOTAL	81	100.0	2,005	162,413	100.0	2,438

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CLAIMS CLOSED IN 1990

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	% OF CLAIMS	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	
CLAIM DISPOSITION						
NOT SPECIFIED	61	77.2	1,182	72,080	78.5	1,337
BEFORE FILING SUIT OR DEMANDING HEARING	2	2.5	0	0	0.0	0
BEFORE TRIAL OR HEARING	9	11.4	2,194	19,750	21.5	5,735
AFTER JUDGMENT, BEFORE APPEAL	2	2.5	0	0	0.0	4,644
CLAIM OR SUIT ABANDONED	5	6.3	0	0	0.0	0
TOTAL	79	100.0	1,162	91,830	100.0	1,803

MISSOURI DEPARTMENT OF INSURANCE
REAL ESTATE MALPRACTICE INSURANCE
INDEMNITY ANALYSIS

CLAIMS CLOSED IN 1989

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	% OF CLAIMS	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	
CLAIM DISPOSITION						
NOT SPECIFIED	26	53.1	1,068	27,760	52.9	1,341
BEFORE FILING SUIT OR DEMANDING HEARING	12	24.5	433	5,196	9.9	46
BEFORE TRIAL OR HEARING	5	10.2	3,900	19,500	37.2	2,244
AFTER JUDGMENT, BEFORE APPEAL	4	8.2	0	0	0.0	4,077
CLAIM OR SUIT ABANDONED	2	4.1	0	0	0.0	525
TOTAL	49	100.0	1,071	52,456	100.0	1,306

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CLAIMS CLOSED IN 1988

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	% OF CLAIMS	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	
CLAIM DISPOSITION						
NOT SPECIFIED	72	78.3	334	24,043	20.4	375
BEFORE FILING SUIT OR DEMANDING HEARING	2	2.2	0	0	0.0	0
BEFORE TRIAL OR HEARING	7	7.6	13,218	92,524	78.4	5,192
DURING TRIAL OR HEARING	1	1.1	1,500	1,500	1.3	4,700
AFTER JUDGMENT, BEFORE APPEAL	3	3.3	0	0	0.0	4,552
CLAIM OR SUIT ABANDONED	7	7.6	0	0	0.0	207
TOTAL	92	100.0	1,283	118,067	100.0	904

MISSOURI DEPARTMENT OF INSURANCE
REAL ESTATE MALPRACTICE INSURANCE
INDEMNITY ANALYSIS

CLAIMS CLOSED IN 1987

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	% OF CLAIMS	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	
CLAIM DISPOSITION						
NOT SPECIFIED	16	69.6	469	7,500	15.8	278
BEFORE FILING SUIT OR DEMANDING HEARING	1	4.3	3,048	3,048	6.4	7,866
BEFORE TRIAL OR HEARING	5	21.7	7,413	37,063	77.8	6,530
CLAIM OR SUIT ABANDONED	1	4.3	0	0	0.0	0
TOTAL	23	100.0	2,070	47,611	100.0	1,955

CLAIMS CLOSED IN 1986

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	% OF CLAIMS	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	
CLAIM DISPOSITION						
NOT SPECIFIED	1	10.0	0	0	0.0	0
BEFORE FILING SUIT OR DEMANDING HEARING	3	30.0	0	0	0.0	3,720
BEFORE TRIAL OR HEARING	4	40.0	1,451	5,803	100.0	5,126
DURING TRIAL OR HEARING	1	10.0	0	0	0.0	2,683
CLAIM OR SUIT ABANDONED	1	10.0	0	0	0.0	0
TOTAL	10	100.0	580	5,803	100.0	3,435

**INDEMNITY ANALYSIS
BY
YEARS ADMITTED TO PRACTICE**

MISSOURI DEPARTMENT OF INSURANCE
 REAL ESTATE MALPRACTICE INSURANCE
 INDEMNITY ANALYSIS
 FOR YEARS 1986 - 1993

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	% OF CLAIMS	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	AVERAGE PAID PER CLAIM
YEARS ADMITTED TO PRACTICE						
NOT SPECIFIED	247	56.9	2,489	614,890	56.3	1,707
UNDER 4 YEARS	10	2.3	1,770	17,697	1.6	2,553
4 TO 10 YEARS	65	15.0	3,220	209,308	19.2	3,060
OVER 10 YEARS	112	25.8	2,238	250,658	22.9	3,263
TOTAL	434	100.0	2,517	1,092,553	100.0	2,331

**INDEMNITY ANALYSIS
BY
INSURED/CLAIMANT RELATIONSHIP**

MISSOURI DEPARTMENT OF INSURANCE
 REAL ESTATE MALPRACTICE INSURANCE
 INDEMNITY ANALYSIS
 FOR YEARS 1986 - 1993

	INDEMNITY PAID					LOSS EXPENSE
	# OF CLAIMS	PCTN	AVERAGE PAID PER CLAIM	TOTAL INDEMNITY	% OF TOTAL INDEMNITY	AVERAGE PAID PER CLAIM
INSURED'S RELATIONSHIP TO THE CLAIMANT						
NOT SPECIFIED	217	50.0	1,229	266,620	24.4	1,231
CONTRACTUAL RELATIONSHIP WITH CLAIMANT	62	14.3	2,823	174,997	16.0	3,951
NON-CONTRACTUAL RELATIONSHIP WITH CLAIMANT	155	35.7	4,200	650,936	59.6	3,222
TOTAL	434	100.0	2,517	1,092,553	100.0	2,331

**PREMIUM AND
LOSS DATA**

MISSOURI DEPARTMENT OF INSURANCE
 1993 PAGE 14 SUPPLEMENT
 REAL ESTATE MALPRACTICE EXPERIENCE
 WITH MARKET SHARE

NAIC Company Code	Company Name	Market Share	Written Premium	Earned Premium	Paid Losses	Incurred Losses	Loss Ratio
20443	CONTINENTAL CASUALTY COMPANY*	35.51%	118,135	111,975	0	87,377	78.03%
22527	HOME INSURANCE COMPANY THE	34.81%	115,805	131,996	0	0	0.00%
39845	EMPLOYERS REINSURANCE CORPORATION	15.47%	51,462	31,316	(1,500)	6,899	22.03%
25658	TRAVELERS INDEMNITY COMPANY	7.65%	25,462	16,868	3,595	4,582	27.16%
35742	ACCELERATION NATIONAL INS CO*	1.93%	6,408	6,408	178,479	(25,758)	-401.97%
24767	ST PAUL FIRE & MARINE INSURANCE CO	1.61%	5,364	5,545	(985)	(1,087)	-19.60%
20508	VALLEY FORGE INSURANCE COMPANY	1.02%	3,403	3,774	0	16,472	436.46%
20494	TRANSPORTATION INSURANCE COMPANY	0.72%	2405	2376	0	34461	1450.38%
25976	UTICA MUTUAL INSURANCE COMPANY	0.67%	2,221	2,347	0	0	0.00%
21083	INTERNATIONAL INSURANCE COMPANY*	0.32%	1,075	1,063	0	(5,629)	-529.54%
20478	NATIONAL FIRE INS CO OF HARTFORD	0.20%	678	669	0	381	56.95%
20486	TRANSCONTINENTAL INSURANCE COMPANY	0.07%	246	1,996	0	5,672	284.17%
21113	UNITED STATES FIRE INSURANCE CO*	0.00%	0	0	0	47	0.00%
36781	VASA NORTH ATLANTIC INSURANCE COMPANY	0.00%	0	0	5,500	0	0.00%
TOTAL 1993 REAL ESTATE MALPRACTICE		100.00%	332,664	316,333	185,089	123,417	39.01%